173.0	0004	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	922,700 /	922,700
USE VALUE:	922,700 /	922,700
ASSESSED:	922,700 /	922,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELLIOTT BRIG--ETAL
Owner 2:	WU SO FAI
Owner 3:	
Street 1:	23 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,600 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1902, having primarily Wood Shingle Exterior and 3049 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6600.000	489,600	500	432,600	922,700
Total Card	0.152	489,600	500	432,600	922,700
Total Parcel	0.152	489,600	500	432,600	922,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 302.57 | /Parcel: 302.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	115235
GIS Ref	
GIS Ref	
Insp Date	08/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 173.0-0004-0015.0

!13443!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	489,500	500	6,600.	432,600	922,600	922,600	Year End Roll	12/18/2019
2019	104	FV	373,900	500	6,600.	432,600	807,000	807,000	Year End Roll	1/3/2019
2018	104	FV	373,800	0	6,600.	383,200	757,000	757,000	Year End Roll	12/20/2017
2017	104	FV	349,500	0	6,600.	321,400	670,900	670,900	Year End Roll	1/3/2017
2016	104	FV	349,500	0	6,600.	321,400	670,900	670,900	Year End	1/4/2016
2015	104	FV	309,600	0	6,600.	278,100	587,700	587,700	Year End Roll	12/11/2014
2014	104	FV	309,600	0	6,600.	268,800	578,400	578,400	Year End Roll	12/16/2013
2013	104	FV	322,900	0	6,600.	255,900	578,800	578,800		12/13/2012

PRINT

Date	Time
12/11/20	03:23:54

LAST REV

Date	Time
10/02/18	14:31:02

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13443

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMAS C ALAN	22554-159		10/29/1992		190,000	No	No		Y

USER DEFINED

Prior Id # 1:	115235
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2015	1591	Re-Roof	8,000					
9/8/2014	1135	Manual	5,000		9/8/2014			Rebuild ice damage
11/12/2010	2267	Redo Bat	3,500					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Meas/Inspect	HS	Hanne S
12/5/2008	Measured	336	PATRIOT
5/4/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6600		Sq. Ft.	Site		0	70.	0.94	8									432,598						432,600	

Total AC/HA:	0.15152	Total SF/SM:	6600	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	432,598	Spl Credit		Total:	432,600

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	3 - Gambrel		
Roof Cover:	2 - Slate		
Color:	BLUE		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

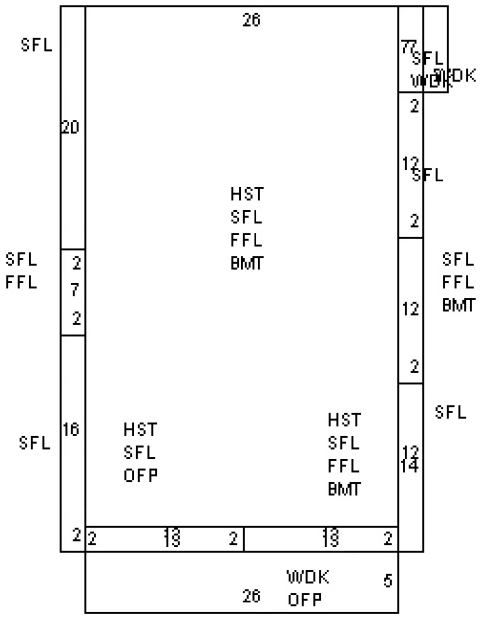
BK: 22359 PG: 90 BK: 21789 PG: 195 643-5627 / 2 LIVING UNITS 1 FAM LIVING THERE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	6	Baths:	1	HB					

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1902	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	7	4	1
Totals			
2	12	6	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99431872
Const Adj.:	1.03998995
Adj $ / SQ:	175.794
Other Features:	105500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	709600
Depreciation:	219976
Depreciated Total:	489624

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.79
Special Features:	0	Val/Su Net:	108.06
Final Total:	489600	Val/Su SzAd	160.55

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,282	175.790	225,456
FFL	First Floor	1,182	175.790	207,788
BMT	Basement	1,168	52.740	61,598
HST	Half Story	585	175.790	102,839
WDK	Deck	158	12.820	2,026
OFP	Open Porch	156	28.160	4,393

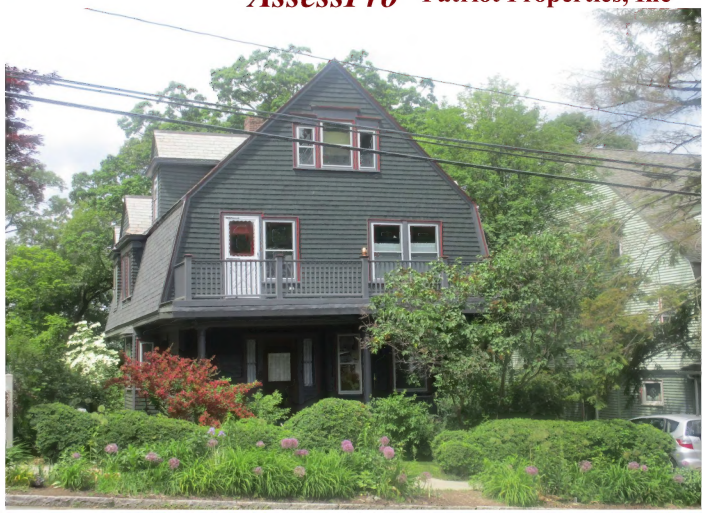
Net Sketched Area:	4,531			Total:	604,100
Size Ad	3049.4999	Gross Are	5184	FinArea	3049

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

173.0-0004-0015.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X17	A	AV	1970	4.46	T	39.2	104			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	
				Total:	500